

CHAPTER 8

PUBLIC IMPROVEMENTS

12-8-010	Design Standards.
12-8-020	Required Improvements.
12-8-030	Curb, Gutter, Sidewalk and Asphalt Paving.
12-8-040	Storm Drainage.
12-8-050	Underground Utilities and Sanitary Sewer.
12-8-060	Fencing or Piping of Hazards.
12-8-070	Monuments.
12-8-080	Completion.
12-8-090	Payback Agreements for Improvements.
12-8-100	Administrative Review for Public Street Standards Not Listed.

12-8-010 Design Standards.

(1) Standards for design, construction, specifications, and inspection of street improvements, water distribution systems, storm drainage, and flood control facilities shall be prepared by the City Engineer. Standards for fire hydrants shall be prepared by the Fire Department. Standards for sewage disposal facilities shall be prepared by the Central Davis County Sewer Improvement District. Standards for pressure irrigation systems shall be prepared by the Farmington Area Pressure Irrigation District. All such standards for design and construction of public improvements and amendments thereto, which are under the control of the City, shall be approved and adopted by the City Council before becoming effective. All Subdividers shall comply with the approved standards required herein.

(2) The design of the subdivision in relation to streets, blocks, lots, open spaces, and other design factors shall be in harmony with design standards recommended by the Planning Commission and other City staff and approved by the City Council.

12-8-020 Required Improvements.

(1) The Subdivider shall improve, or agree to improve all streets, pedestrian ways or easements in the subdivision and on streets which abut, or serve as access to, the subdivision. Permanent improvement work shall not commence until improvement plans and profiles have been approved by the City and, if applicable a bond agreement has been executed between the Subdivider and the City as specified in Chapter 6 of this Title. As part of the street improvements, the subdivider shall deposit with the City sufficient sums to provide a slurry seal for the street as required by the City and additional sums to cover the cost of street signs and regulatory signs which the City determines are required for the subdivision. The City will utilize funds deposited for street signs to obtain the signs and install the same within the subdivision.

(2) Improvements shall be installed to permanent line and grade to the satisfaction of the City and in accordance with the standard specifications adopted by the City Council. Cost of inspection shall be paid by the Subdivider as outlined in the Consolidated Fee Schedule.

(3) Notwithstanding the fact that the land on which the improvements will be located is dedicated at the time of the recording of a plat, the City shall not be responsible for the improvements, their construction or maintenance, until the warranty period specified in the Bond Agreement has expired, the improvements have been inspected, and the City certifies that they meet City standards.

12-8-030 Curb, Gutter, Sidewalk and Asphalt Paving.

Highback curbs, gutters, sidewalks and asphalt paving shall be provided in front of all commercial and residential lots. Highback curb, gutter and paving shall be required on all industrial property. At the discretion of the Planning Commission, sidewalks may also be required for industrial property. At the discretion of the City Council, after receiving a recommendation from the Planning Commission, curb, gutter and sidewalk improvements may be omitted in major residential subdivisions where each lot has a frontage of at least one hundred fifty feet (150') and an average minimum lot size of one (1) acre if adequate provisions have been made for storm water runoff and pedestrian traffic.

12-8-040 Storm Drainage.

(1) Site grading shall be performed taking into consideration the drainage patterns of adjacent improved and unimproved property and treating upstream areas, where appropriate, as though fully improved.

(2) In every subdivision, provision shall be made for the satisfactory drainage of storm water by means of underground storm sewer pipes, and/or surface drainage ditches. No storm water lines may be connected or constructed so as to flow into sanitary sewers. Major natural drainage courses shall not be appreciably altered from their natural condition except for stabilization and erosion control. Subdividers shall be responsible for the drainage of after-development storm water in conformity with the City's Master Storm Drainage Plan or as determined by the City Engineer.

(3) Storm water drains shall be installed as shown on the subdivision development plans.

12-8-050 Underground Utilities and Sanitary Sewer.

(1) All underground utilities, sanitary sewers and storm drains installed in streets or alleys should be constructed prior to the surfacing of such streets or alleys. Connections for all underground utilities, water lines, pressure irrigation lines, and sanitary sewers for each lot should be laid to a point which will eliminate the necessity for disturbing the

street or alley improvements, when service connections thereto are made.

(2) All telephone, electric power, cable television or other wires or cables shall be placed underground. Equipment appurtenant to the underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets and concealed ducts may be above ground. The Subdivider shall make all necessary arrangements with the utilities involved for the installation of the underground facilities.

(3) Water mains and fire hydrants connecting to the water system owned by the City shall be installed as approved by the City. Mains and individual lot services shall be of sufficient size to furnish an adequate water supply for each lot or parcel in the subdivision and to provide adequate fire protection as determined by the Fire Chief and as required under any applicable law, rule, or regulation. Water system plans shall be reviewed and approved by the Utah State Health Department prior to recordation of a subdivision.

12-8-060 Fencing or Piping of Hazards.

(1) The Subdivider shall install a six (6) foot nonclimbable chain link fence along all canals, waterways, nonaccess streets, open reservoirs or bodies of water, railroad rights-of-way, property in agricultural use or zoned for agricultural use and other such features of potentially hazardous nature which are on, cross, or are contiguous to, the property being subdivided, except on those features which the Planning Commission shall determine would not be a hazard to life, or where the fence itself would create a hazard to the safety of the public. Fences required by this section shall comply with construction standards established by the City.

(2) All irrigation ditches shall be piped, unless this requirement is waived by the City Council.

12-8-070 Monuments.

Permanent monuments shall be furnished, accurately established, and set by the Subdivider at such points as are necessary to definitely establish all lines of the plat except those defining rear property corners of individual lots which will be semi-permanent.

12-8-080 Completion.

A complete improvement plan "as built" shall be filed with the City upon completion of said improvements. The "as built" plans shall be drawn on reproducible copies of the original tracings and certified as to accuracy and completeness by the Subdivider's licensed engineer.

12-8-090 Payback Agreements for Improvements.

(1) A payback agreement entered into between Farmington City and the developer who

installs the improvements or facilities for water, storm sewer or roads is authorized, where the improvements installed are intended to extend, expand or improve the City's water system, storm sewers or roads beyond the improvements required to service or benefit the subdivision or development proposed by the developer. Such payback agreements shall be for project improvements and not system improvements as defined in the Utah Impact Fees Act. The payback agreement is not mandatory, but may be used at the option of the City Manager, upon approval of the payback agreement by the City Council. The amount of the payback to the developer shall be determined by the City Council after receiving a recommendation from the City Engineer after considering the improvements or facilities required or benefitting developer's development, and those facilities or improvements that are specifically oversized to provide for future development of adjacent projects.

(2) The City shall, in all cases, be immune and not liable for any payments to the developer if the payback agreement is determined to be unenforceable. The payback agreement shall not confer a benefit upon any third party and shall be in a form approved by the City Council. The responsibility for payment of the required improvements or facilities shall rest entirely with the developer. The City shall not be responsible for collection of amounts from third parties.

12-8-100 Administrative Review for Public Street Standards Not Listed

(1) The City Council, after receiving a recommendation from the Planning Commission, may review and approve street standards not listed in the Farmington City Development Standards but shall consider only modifications and alternatives to Standard Street Intersections, Typical Cul-de-sac, and Standard Roadway Sections. The Planning Commission shall not consider changes to remaining standards including, but not limited to, Submittals, Quality Control, Site Preparation, Grading, Excavating, Backfilling and Compaction, Base Course, Asphalt/ Concrete, Curbs, Gutters, Drive Aprons, and Walks, Slurry Sealing, Restoration of Existing Improvements, Storm Drainage Systems, Boundary Markers and Survey Monuments, Geo-textiles, and Concrete Reinforcement. Notwithstanding the foregoing, amendments to the Farmington City Development Standards may be approved from time to time by resolution of the City Council.

(2) An application requesting a street standard not listed shall be filed with the City Planner. The application shall include a detailed description of the proposed standard and other such information as may be required.

(3) The City Planner, City Engineer, City Public Works Director, and any other City official as required, shall conduct such investigations as are deemed necessary to compare the proposed standard with sound customary engineering and planning practices. Thereafter a recommendation shall be provided to the Planning Commission.

(4) The final determination by the City Council and all information pertaining to it shall

be assigned a file number classifying it as an administrative determination and shall become a permanent public record in the office of the Community Development Department.

Title 6 (now Title 12) Amended, 6-06-91, Ord. 91-21
6-8-101 (now covered under 12-8-010) Amended, 4-21-93, Ord. 93-18
6-8-102 (now 12-8-020(1)) Amended, 2-15-95, Ord. 95-05
Title 12 Amended and Recodified, 6-19-96, Ord. 96-24
12-8-090 Enacted, 5-17-00, Ord. 2000-21
12-8-100 Enacted, 10-04-00, Ord. 2000-39